

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☒
no ☐

Property Name: Carpenter Farmstead Inventory Number: F-5-163
Address: 5602 Ijamsville Road City: Ijamsville Zip Code: 21754
County: Frederick USGS Topographic Map: Walkersville
Owner: Robert M. Ritchie, Jr. Is the property being evaluated a district? ☐ yes
Tax Parcel Number: 76 Tax Map Number: 78 Tax Account ID Number: 09-247785
Project: Ijamsville Road Improvements, Phase II Agency: Frederick County
Site visit by MHT Staff: ☐ no ☐ yes Name: _____ Date: _____
Is the property located within a historic district? ☐ yes ☒ no

If the property is within a district

District Inventory Number: _____

NR-listed district ☐ yes Eligible district ☐ yes District Name: _____

Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ☒ yes ☐ no

Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in: MIHP F-5-163

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Description of the Property

The MIHP form accompanying this DOE provides a detailed description of the seven structures making up this historic property. The earliest group of structures, dating to the early nineteenth century, includes the stone and log bank house and immediately adjacent springhouse and smokehouse. Three early twentieth century agricultural structures are located south of the house, including a Pennsylvania style bank barn, decorative concrete block dairy building, and a wood loafing shed. Finally, a mid twentieth century concrete block garage is located north of the house.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☒ Eligibility not recommended ☐

Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments: _____

Jim Tanlums
Reviewer, Office of Preservation Services

[Signature]
Reviewer, NR Program

8/28/09

Date

8/31/09

Date

200903040

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

F-5-163

History of the Property

Research with land records has led to the construction of a complete chain of title for this property (see attachment). Starting with the current deed for Parcel 76 on Tax Map 78, this property is described on all deeds back to 1911 as composed of two parcels. In order to understand which parcel the buildings are on, the F-5-163 property and the two parcels have been mapped on the USGS base map (see attachment).

This mapping shows that the house and outbuildings stand on Parcel 2, which is the 59.9-acre remainder of a 72 acre tract carved out of the larger Hammond family "home farm" and sold to John Carpenter in 1853. Deeds show that the Carpenter family held this 72-acre farm until 1911, while tax assessment records list John Carpenter as the owner of 72 acres with improvements in 1866 and 1876 and his son (Peter Carpenter) as the owner in 1896. Historic maps confirm this connection with the Carpenter family: the first USGS quadrangle covering this area (the Ijamsville 15-minute quad, surveyed in 1907) shows a house at the location of F-5-163, and both of the detailed nineteenth century maps of Frederick County (the 1858 Bond map and the 1873 Lake atlas) show "J. Carpenter" at the location of F-5-163. Thus, it is clear that the Carpenter family had a farmstead on Parcel 2 from 1853 to 1911. The chain of title shows that several other families lived on and worked this farm over the 98 years since the Carpenters' sale of the property in 1911.

The mapping also shows that Parcel 1 is an 18-acre field without standing structures. Parcel 1 was not defined as a distinct property of 18 acres until Upshur Dennis sold those 18 acres to Peter Carpenter (John Carpenter's son) in 1884. It appears that Peter was expanding the farm acreage he inherited from his parents. The Dennis family only owned this back 18-acre field from 1873 to 1884 and that was their entire connection to this property. In 1873 George Dennis purchased Parcel 1 as part of a 1,861-acre tract that rambled across the land to the west and southwest of F-5-163. This large tract was part of a 4829.5-acre tract that had been assembled from numerous patents and purchases in the late eighteenth century by Thomas Johnson and then resurveyed by him in 1805 into a single landholding called *Altogether*.

As the standing structures within F-5-163 are on Parcel 2, further historic research has focused on Parcel 2. When John Carpenter purchased Parcel 2 in 1853 this land formed the southern periphery of the Hammond family "Home Farm" of c. 362 acres. For a century before Carpenter's purchase, this land had been held by four generations of the Hammond family. A detailed discussion of the period of Hammond ownership is presented in the DOE form for F-5-005. In summary, the Hammonds first held this land as speculators but by the late eighteenth century had established a farm centered on F-5-005. By 1841 court records refer to the c. 362 acre area encompassing Parcel 2 as the Hammond "Home Farm".

The land that became Parcel 2 was patented as parts of two very large tracts in the mid-eighteenth century by two wealthy members of Anne Arundel County's gentry: Nathan Hammond (an Elkridge merchant) and Thomas Johnson (an Annapolis attorney and the first governor of post-colonial Maryland). Between 1753 and 1760 Nathan Hammond patented seven tracts, totaling 2,353 acres, in the project vicinity. Hammond's local patents included *Forrest Range*, a 480-acre tract he patented in 1753 that encompassed the western part of modern Parcel 2. In 1762 Thomas Johnson surveyed a 1,630-acre tract that surrounded *Forrest Range* on three sides and meandered across vacant land between *Forrest Range* and other of Nathan Hammond's patents in the area. Johnson received a patent on this tract in 1765, calling it *The Resurvey on Wild Cat Hill* as this large tract was a resurvey on an 86-acre tract called *Wild Cat Hill* (this earlier tract, located east of *Forrest Range*, was surveyed in 1754 and patented in 1758). The F-5-163 structures appear to be within the boundaries of *The Resurvey on Wild Cat Hill*. However, one problem encountered in working with the land records associated with these properties is that the eighteenth century surveys and the resulting documents and plats clearly contain a significant number of errors. Many of the nineteenth century deeds and court documents discuss this issue, with "corrections for deviations" noted in the metes-and-bounds and new surveys finding errors of many acres due to overlap of "elder surveys". As a result, the placement of early landholdings on modern maps cannot be a precise activity. Where standing structures are near mapped historic boundaries, the possibility remains that those structures were perceived to be on a different parcel historically. As the structural complex in F-5-163 is only 250 feet east of our best mapping of the boundary between *Forrest Range* and *The Resurvey on Wild Cat Hill*, it remains unclear which property it was perceived as belonging in during the mid-eighteenth century. However, Johnson only held title to this part of *The Resurvey On Wild Cat Hill* for seven years, as he sold 193 acres of *The Resurvey On Wild Cat Hill* to Nathan Hammond's son Nathan in 1772, and this purchase placed modern Parcel 2 completely and clearly within the younger Nathan Hammond's ownership.

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 2

F-5-163

The three generations of Hammonds who held title to this land from 1772 to 1853 were increasingly involved in the agricultural development of this property (as reviewed in more detail in the F-5-005 DOE). While the house and associated outbuildings at F-5-005 are clearly associated with the Hammonds' agricultural development of this property, none of the records we reviewed concerning the Hammonds' ownership provide any conclusive indication of structures in the southern part of this farm where the F-5-163 structural complex now stands. However, as all possible primary documents have not yet been examined and as structures similar to the older components of F-5-163 (log houses with stone bank basements, and adjacent springhouses and smokehouses) are known to date from the mid-eighteenth into the mid-nineteenth centuries on other Frederick County farmsteads, additional research on this question could yet show a connection between the older structures of F-5-163 and the Hammond family.

Whether initially built under the Hammond family ownership or not, though, the older structural components of F-5-163 are clearly associated with the Carpenter family's ownership of this property between 1853 and 1911. Census records indicate that the Carpenter family lived in Pennsylvania prior to their 1853 purchase of a 72-acre tract of land from the Hammonds. Historic maps, census records, and tax assessments show that the Carpenters established a farm on this property. Tax assessments for this farm record an increase in the value of improvements from \$400 in 1876 to \$1,200 in 1896, implying some major changes in the structures present during the late nineteenth century. This was the same period within which the second Carpenter generation invested in additional land (Parcel 1 was purchased in 1884), indicating that Peter and Hattie Carpenter worked at expanding the agricultural enterprise his parents had started.

In 1911 Peter and Hattie Carpenter sold the farm. Tax assessments for the new owners in 1911, 1912, and 1916 valued the farm at \$3,000, the same total value as recorded in the 1896 tax assessment. The next indications of investments in improvements are from the ownership by the Shultz family between 1916 and 1931. An increase in the value of the house from \$564 in 1918 to \$800 in 1923 suggests that the additions to the house may date to this period. An increase in the value of the barn from \$390 in 1923 to \$1,200 in 1928 appears to be clear evidence for construction of the existing barn in the mid-1920s. Given the characteristics of the existing barn, it appears that the Shultz family modified an existing bank barn to meet the needs of the growing dairy industry of that time.

Assessment of the Property

The Carpenter Farmstead (MIHP F-5-163) is defined by a single residential structure, six outbuildings, and the 77.9-acre parcel they are situated on. The boundaries of this parcel have mostly remained unchanged throughout the past 156 years, such that within these boundaries the Carpenter Farmstead retains integrity of location, setting, feeling, and association in relation to its agricultural history. This integrity of F-5-163 is enhanced by its position adjacent to the agricultural lands and structures of the NRHP-eligible Ormond Hammond House property (F-5-005). The agricultural buildings within F-5-163 reflect significant changes in the agricultural economy and society of rural Frederick County over the nineteenth and twentieth centuries. This context of agricultural change has been fully discussed in various recent reports by Reed, Grandine, Davis, and Uhl (see the bibliography for full citations). Thus, the Carpenter Farmstead is eligible for the National Register of Historic Places under Criterion A as an intact example of an agricultural complex that has evolved over 150 years or more of agricultural change.

Although the association of this property with one of the founding families within the Ijamsville area may be significant, additional research would be needed to fully evaluate F-5-163 under National Register Criterion B.

The buildings that comprise the Carpenter Farmstead display the distinctive methods of construction of early farms in Frederick County. Although the early nineteenth century section of the farmhouse is partly hidden by twentieth century additions, the proportions of the early stone and log farmhouse are still clearly visible. The bank siting reflects Germanic influence typical of the region. The stone basement and the stone springhouse exemplify a distinctive local building tradition. While the house has been altered with modern windows, additions and siding, the complex retains distinctive early rural lifestyle and agricultural features. In particular, the springhouse, smokehouse, and bank barn are little altered. Taken as a whole, the complex meets, in the opinion of the preparer, Criterion C for NRHP eligibility.

Although archaeological remains associated with the development of the Carpenter Farmstead may exist, this property has not yet been evaluated under National Register Criterion D.

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 3

F-5-163

The Carpenter Farmstead (F-5-163), therefore, meets National Register Criteria A and C, for its expression of significant themes in Maryland's history and for its architectural merits and integrity.

Prepared by: Kevin May

Date Prepared: 2/17/09 (revised 7/30/09)

Attachments

- Bibliography
- Maps
 - Boundaries of F-5-163 on a Detail from the Current USGS Walkersville Quadrangle
 - Internal Divisions of Parcel 76 on a Detail from the Current USGS Walkersville Quadrangle
 - Detail from 1858 Bond Map of Frederick County
 - Detail from 1873 Lake Atlas of Frederick County
 - Detail from 1909 USGS Ijamsville 15-minute Quadrangle
- Drawings:
 - Sketch Map of the Farmstead
 - Sketch Plan of the Farmhouse
- Ownership History (Table with Chain of Title)
- Photographs
- Negatives
- Electronic copies
- Paper Copy

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NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 4

F-5-163

Bibliography

Bond, Isaac, *Map of Frederick County, Maryland*. E. Sachse & Co., Baltimore. 1858

Davis, Christine, and Charles Uhl, *Peace and Plenty Rural Historic Landscape (F-5-124)*, MIHP Form prepared in 1997.
Copy on file at the Maryland Historical Trust Library.

Davis, Janet, and others, *New Market Region Historic Sites Survey*, Frederick County Department of Planning and Zoning. 1996.

Frederick County Land Records, cited in text as "FCLR Liber/Folio", Deeds and Plats on file at the Frederick County Courthouse and at the Maryland State Archives, also available online at <http://www.mdlandrec.net> and <http://plats.net>

Frederick County, Board of County Commissioners, Assessment Records, Original Records at the Maryland State Archives in Series C756. Relevant assessments for 1866 are in C756-17; for 1876 in C756-55; for 1896 in C756-78; and, for 1911, 1912, and 1916 in C756-105.

Frederick County, Supervisor of Assessments, Assessment Records, Original Records at the Maryland State Archives in Series C279. Relevant assessments for 1918 are in C279-12; for 1923 in C279-40; and, for 1928 in C279-70.

Grandine, Katherine, "Cultural Resources Management: A Delicate Balance—The Campbell Farmstead", pages 123-134, in Michael A. Powell and Bruce A. Thompson, Editors, *Mid-Maryland: A Crossroads of History, Volume I*, Charleston, South Carolina, History Press, 2005.

_____, *Edward Campbell Farmstead (F-8-023)*, MIHP Form prepared in 1999. Copy on file at the Maryland Historical Trust Library.

Holdcraft, Jacob Mehrling, *Names in Stone—75,000 Cemetery Inscriptions from Frederick County, Maryland*. Published by the author. 1966.

Hopkins, Howard Hanford, 4th, "A Map of Part of the North Eastern Section of Frederick County, Maryland, Showing the Original Land Grants & the Approximate Locations of the Colonial Houses standing in 1966." With associated card index to tracts and buildings. Copy on file at the Frederick County Historical Society Library.

Lake, D.J., *Atlas of Frederick County, Maryland: From Actual Surveys*. C.O. Titus and Company, Philadelphia. 1873.

Maryland Colonial Records, Provincial Court, Land Records, Original Records at the Maryland State Archives in Series S552. 1772 deed cited in the chain of title table is in S552-28.

Reed, Paula Stoner, *Linganore Farm (F-5-125)*, National Register of Historic Places Nomination Form, 2000. Copy on file at the Maryland Historical Trust Library.

_____, "Thematic Context History – Agriculture" in "Historic Contextual Overview for the City of Frederick."
Produced for the City of Frederick and the Maryland Historical Trust, 2003. Available online at <http://www.cityoffrederick.com/cms/files/Historic%20District/thematic%20history/agriculture.pdf>

United States Geological Survey, *Ijamsville-Frederick, Maryland*, 15 minute quadrangle (surveyed 1907, published 1909).

_____, *Walkersville, Maryland*, 7.5 minute quadrangle (1953, photorevised 1993).

MHIP No. F-5-163
Carpenter Farmstead
Ijamsville, Maryland
c. 1853, c. 1923
Private

Capsule Summary

The Carpenter Farmstead (MIHP F-5-163) is defined by a single residential structure, six outbuildings, and the 77.9-acre parcel they are situated on. The earliest group of structures, dating to the early nineteenth century, includes the stone and log bank house and immediately adjacent springhouse and smokehouse. Three early twentieth century agricultural structures are located south of the house, including a Pennsylvania style bank barn, decorative concrete block dairy building, and a wood loafing shed. Finally, a mid-twentieth century concrete block garage is located north of the house.

These structures represent are associated with several families, starting perhaps with the Hammonds before 1853, but certainly with the Carpenters from 1853 to 1911 and several others since 1911. The buildings reflect significant changes in the agricultural economy and society of rural Frederick County over the nineteenth and twentieth centuries, and the Carpenter Farmstead thus is eligible for the National Register of Historic Places under Criterion A. The buildings that comprise the Carpenter Farmstead display the distinctive methods of construction of early farms in Frederick County and are thus eligible for the National Register of Historic Places under Criterion C.

Maryland Historical Trust

Maryland Inventory of

Historic Properties Form

Inventory No. F-5-163

1. Name of Property

(indicate preferred name)

historic Carpenter Farmstead

other

2. Location

street and number 5602 Ijamsville Rd

not for publication

city, town Ijamsville

vicinity

county Frederick

3. Owner of Property

(give names and mailing addresses of all owners)

name Robert M. Ritchie Jr.

street and number 5630 Ijamsville Rd

telephone

city, town Ijamsville

state MD

zip code 21754

4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse

liber 2614 folio 1197

city, town Frederick, MD

tax map 78

tax parcel 76

tax ID number 09-247785

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
- ☐ Contributing Resource in Local Historic District
- ☐ Determined Eligible for the National Register/Maryland Register
- ☐ Determined Ineligible for the National Register/Maryland Register
- ☐ Recorded by HABS/HAER
- ☐ Historic Structure Report or Research Report at MHT
- ☐ Other:

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	6
<input type="checkbox"/> site		<input type="checkbox"/> defense	1
<input type="checkbox"/> object		<input type="checkbox"/> domestic	buildings
		<input type="checkbox"/> education	sites
		<input type="checkbox"/> funerary	structures
		<input type="checkbox"/> government	objects
		<input type="checkbox"/> health care	Total
		<input type="checkbox"/> industry	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			0

7. Description

Inventory No. F-5-163

Condition

<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This farmstead consists of seven structures: an early nineteenth century stone and log house, a mid twentieth century concrete block garage, an early nineteenth century stone springhouse, a nineteenth century wood smokehouse, an early twentieth century wood loafing shed, an early twentieth century Pennsylvania style bank barn and a first quarter of the twentieth century decorative concrete block dairy building. The entire complex faces east toward Ijamsville Road, overlooking a tributary of the Long Branch of Linganore Creek.

The house is a 2 ½ story three bay structure with a two foot thick local limestone basement and log walls above. The structure is built into the east-facing hillside. There is a large twentieth century two-story addition at the rear of the house with a standing seam metal gable roof. The upper stories of the main block of the house and the rear addition are clad with aluminum siding. Wooden drop siding is visible under the aluminum siding on the front section of the house. Replacement one over one windows have been installed throughout the first floor of the house. Façade facing second floor windows are 2 over 2 and the two surviving attic windows are 4 pane fixed sash. One basement level window is six over six. A second gable end window on each side has been replaced with a modern louver for ventilation. The gable roof is standing seam metal. There is a plain full façade wooden porch running the entire width of the house at the first floor level and continuing along the northwest side of the main block of the house, ending at a poured concrete porch on the northwest side of the rear addition. The porch has a standing seam metal roof with some extant snow guards. The timber support posts for the porch on the first floor level exhibit chamfered edges with lark's tongue. The lower level porch supports are replacement twentieth century concrete block. As the porch runs along the west side of the house, it is slightly angled to allow space between its edge and the roof edge of the adjacent springhouse. The porch has a solid bead board railing. The second floor of the rear addition extends over the poured concrete patio on the west side of the house and is clad with T1-11. A one story addition with concrete footers and a crawl space has been added to the east side of the house. A 6 over 6 window sash remains at the basement level as well as a vertical batten board door with brown porcelain doorknob at the basement entry level. There are no keystones or arches at the basement level window and door openings. One large brick interior chimney is extant on the west side of the house. One twentieth century exterior concrete block chimney is on the rear addition to the house. A mid twentieth century picture window has been added to the first floor front. Four doors offer access to the house: one on the basement level facing the front of the house, one on the first floor facing the front of the house off the porch, one on the east side of the house into the rear addition, and one on the west side of the house into the rear addition. A fifth door provides access to the crawl space below the east addition on the ground level. The lower level 6 over 6 window allows visual access to a winding wooden stairway leading to the first floor. Shutter hardware is extant on this basement level window surround.

A stone spring house is situated at the northern corner of the house. The local limestone matches the basement level of the house. The springhouse has a corrugated tin roof with cedar shakes visible under the tin. The roof beams display hand hewn marks. A large (4 foot) roof overhang projects from the southwest side of the springhouse over the outside water source. A 5 foot square flagstone covers the spring source. A 4 pane window is present on the southwest side and a batten door on the southeast side faces the house. The spring still flows and provides water for a recent water garden between the house and driveway.

A one story vertical board smokehouse with gable standing ribbed metal roof is situated just west of the house and uphill of the springhouse. A vertical board door faces downhill (northeast) toward the springhouse. A local limestone drylaid foundation supports the smokehouse.

A twentieth century concrete block two bay concrete block garage is situated across the driveway from the house and outbuildings.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-5-163

Name
Continuation Sheet

Number 7 Page 1

A large 4 mow Pennsylvania style bank barn is uphill and south of the house, built into the east-facing hillside and facing Ijamsville Road. This barn is dated to the early twentieth century by construction details, including all wire nails. A brick upright silo (missing the cap) and a concrete stave/steel hoop upright silo are situated adjacent to the bank barn. Five lightening rods top the bank barn standing seam roof ridge. Two display a blue ball and 3 display a white ball. The upper level of the bank barn retains the sliding barn doors has no alterations. One half of the lower level of the bank barn has been modified as a stanchion barn for milking (stanchions have been removed). In order to close the lower level in for all weather milking, a row of 12 pane windows above and concrete block below was added to the front wall to allow light but still provide a closed space. The remaining lower level of the bank barn is a holding area for milk cows and calves.

A first quarter of the 20th century decorative molded (rock face) concrete block milk tank and compressor building is adjacent to the northwest corner of the bank barn. The decorative molded concrete block features quoining and the building features a gable standing seam roof. The milk tank building and the bank barn lower level are connected with a poured concrete walkway and an overhead pipe conduit for power, milk and compressor lines (now removed).

A vertical board loafing shed is uphill and south of the house. The shed exhibits two sections: the first facing east and the second, larger addition facing south. A corrugated tin roof with snow guards covers the cross-gabled roof.

Numerous stone walls are incorporated into the landscape around the house and outbuildings.

8. Significance

Inventory No. F-5-163

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates circa 1853 into twentieth century **Architect/Builder** unknown

Construction dates circa 1853 with twentieth century additions

Evaluation for:

☒ National Register ☐ Maryland Register ☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Please see DOE Form.

9. Major Bibliographical References

Inventory No. F-5-163

Please see DOE Form.

10. Geographical Data

Acreage of surveyed property 77.9
Acreage of historical setting 77.9
Quadrangle name Walkersville

Quadrangle scale: 1:24,000

Verbal boundary description and justification

Tax Parcel 76 on Tax Map 78 encompasses all buildings and associated land.

11. Form Prepared by

name/title	Kevin May		
organization	EAC/A, Inc.	date	2/20/09 (revised 7/24/09)
street & number	2113 St. Paul St.	telephone	410-244-6320
city or town	Baltimore	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

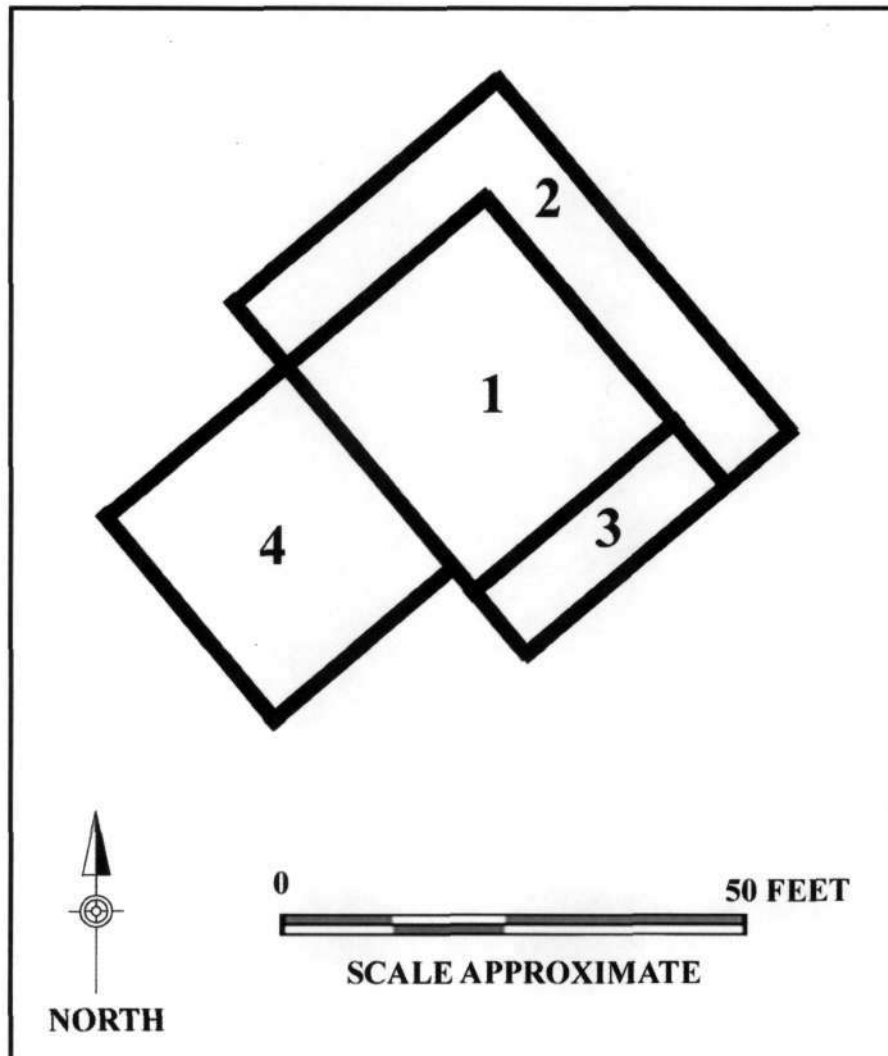
return to:

Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Ownership History for F-5-163

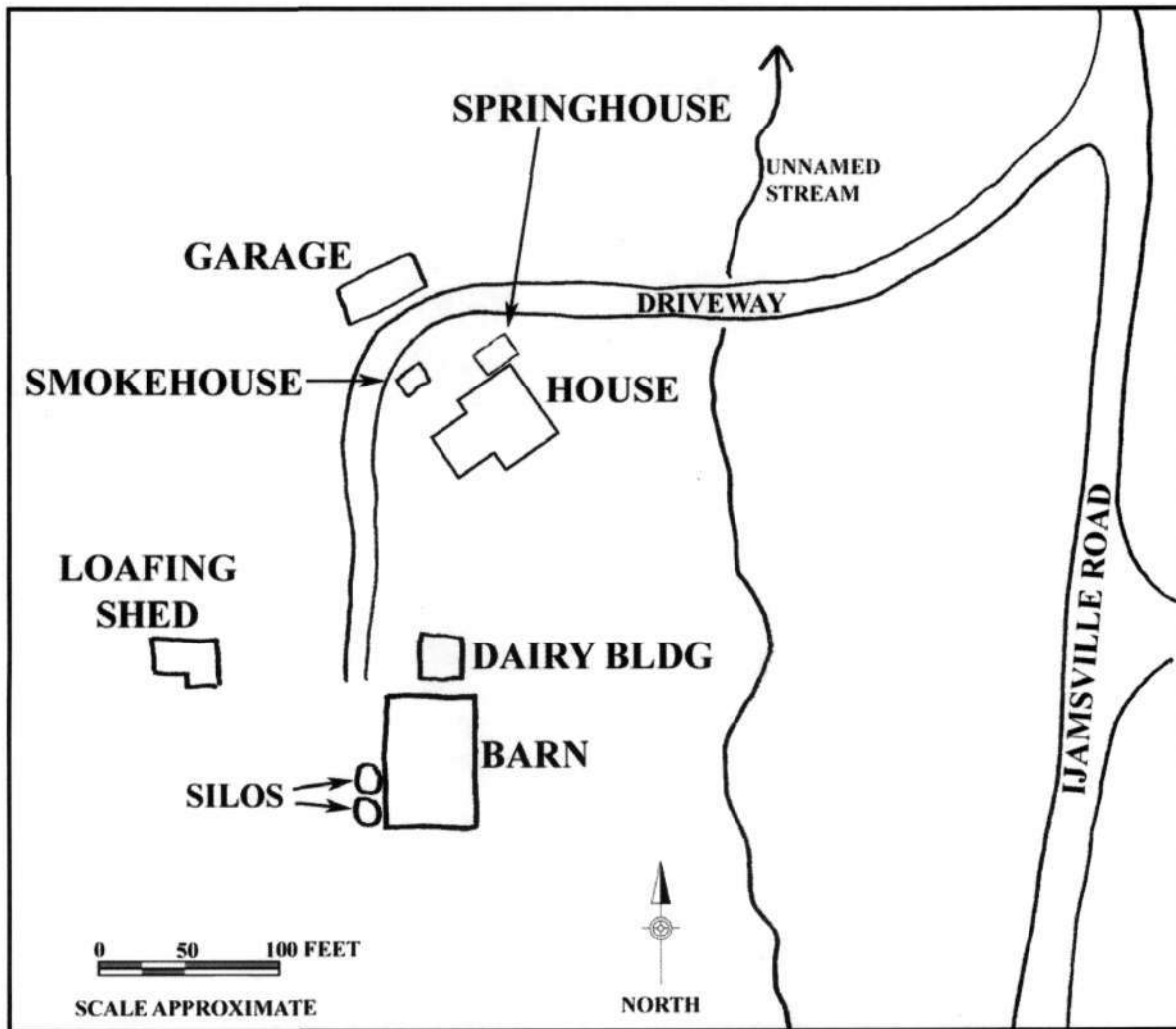
Deed Book	Page	Year	Acres	From	To	Description
SKD 2614	1197	1999	77.9	M. Robert Ritchie, Jr.	M. Robert Ritchie, Jr., Trustee	Transfer to Revocable Living Trust.
CCK 2311	1280	1997	77.9	Cyril T. Vernon and Fred K. Hines	M. Robert Ritchie, Jr.	
CCK 1075	465	1979	77.9	George I. Lease and Virginia M. Lease, Homer Lee Brubaker and Evelyn L. Brubaker	Cyril T. Vernon & Fred K. Hines	2.1 acres exemption noted in deed (sale of a lot on the southeast edge of farm).
CCK 1011	534	1977	80	George I. Lease and Homer Lee Brubaker	George I. Lease and Virginia M. Lease, Homer Lee Brubaker and Evelyn L. Brubaker	Each couple received one half interest.
CCK 1011	530	1977	80	George I. Lease and Farmers & Mechanics National Bank, Personal Representatives of Estate of Jesse E. Oden	George I. Lease and Homer Lee Brubaker	Transfer as directed by Will of Jesse E. Oden
ECW 666	276	1962	80	Dorothy E. Keyes	Jesse E. Oden and Louise A. Oden	
ECW 666	275	1962	80	Jesse E. Oden and Louise A. Oden	Dorothy E. Keyes	
ECW 496	159	1951	80	Dorothy E. Keyes	Jesse E. Oden and Louise A. Oden	
ECW 496	158	1951	80	Louise A. Oden and Jesse E. Oden	Dorothy E. Keyes	Louise A. Sheets and Louise A. Oden were the same person. Charles E. Sheets died and 1948 and Louise married Jesse E. Oden.
ECW 442	88	1944	80	Dorothy E. Keyes	Charles E. Sheets & Louise A. Sheets	Identified as first of two parcels in deed.
ECW 442	87	1944	80	Charles E. Sheets & Louise A. Sheets	Dorothy E. Keyes	Identified as first of two parcels in deed.
EGH 378	275	1931	80	Charles F. Shultz & Adella M. Shultz	Charles E. Sheets	
EGH 318	256	1916	80	Charles L. Bussard & Minnie E. Bussard	Charles F. Shultz & Adella M. Shultz	Transferred the Bussards' half interest in the property.
HWB 300	196	1912	80	Adelbert Lawson & Lillie E. Lawson	Charles F. Shultz & Charles L. Bussard	
HWB 296	347	1911	80	Peter J. Carpenter & Hattie V. Carpenter	Adelbert Lawson	Included two parcels: Parcel 1 (18 acres purchased in 1884) and Parcel 2 (62 acres, composed of the 72 acres purchased in 1853, but excluding the 10 acres east of Ijamsville Rd).
AF 9	222	1884	18	L. Upshur Dennis	Peter Carpenter	This deed added an 18-acre tract southwest of the 72-acre tract purchased in 1853. This 18-acre tract is called "Parcel 1" in later deeds. The 72-acre tract had passed by will from John Carpenter to his widow (Margaret) and from Margaret by will to their son, Peter.
ES 3	78	1853	72	Evan D. Hammond and Harriet B. Hammond	John Carpenter	This tract (minus 10 acres east of Ijamsville Road) is called "Parcel 2" in deeds dating to 1911 and later.
For land ownership 1772-1853, see history of F-5-005						
DD 5	295	1772	193	Thomas Johnson, Jr.	Nathan Hammond	A part of "The Resurvey on Wild Cat Hill" (recorded in the Provincial Court for the Western Shore).
BC and GS 24	279	1765	1630	Colonial Land Office	Thomas Johnson, Jr.	Patented as part of "The Resurvey on Wild Cat Hill" (citation is for a Patent Record Book at MSA)

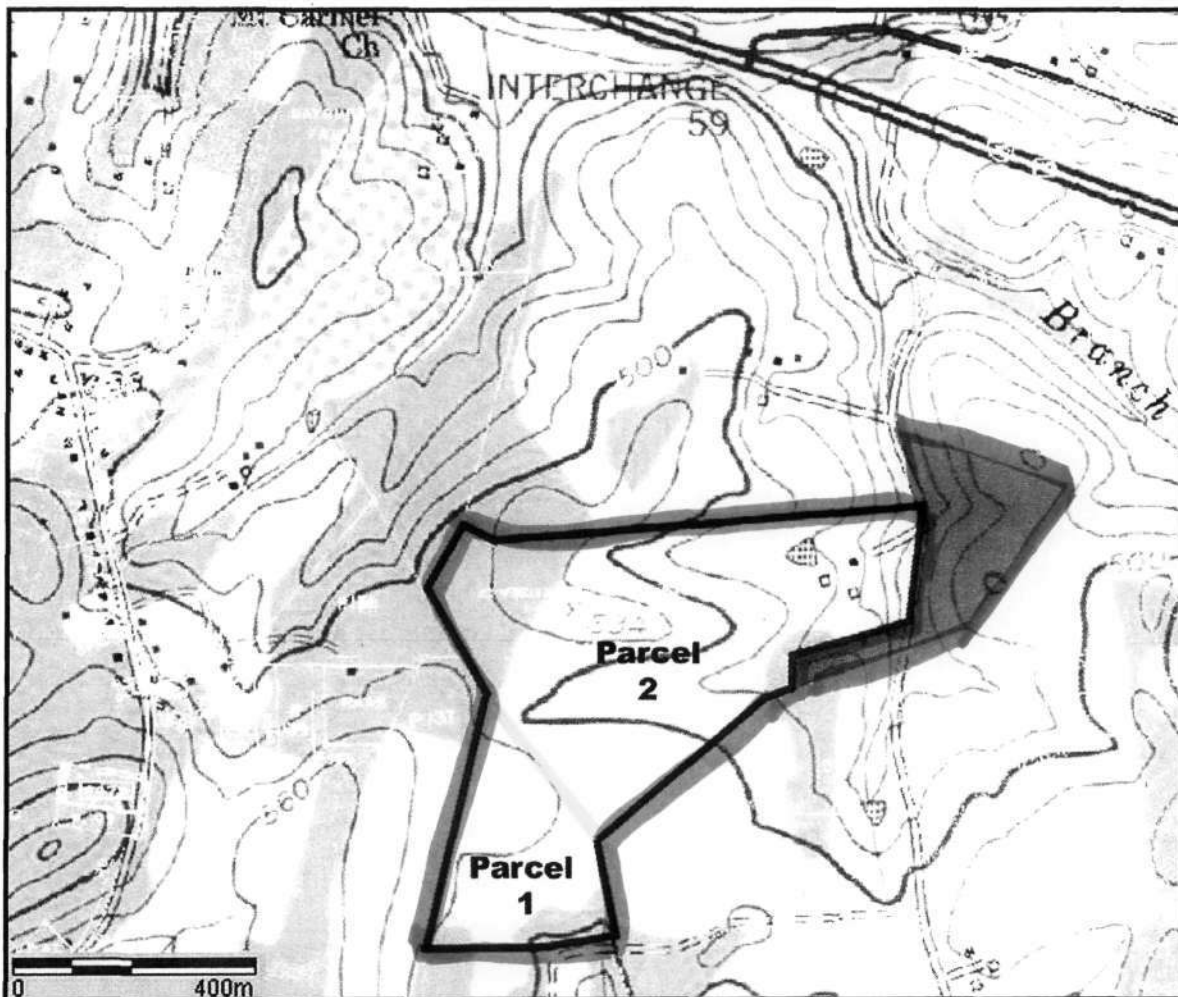
F-5-163
Carpenter Farmstead
Sketch Plan of House



- Key:
- 1: Original, log and stone section
 - 2: Open porch
 - 3: Enclosed porch
 - 4: Frame addition

F-5-163
Carpenter Farmstead
Sketch Map





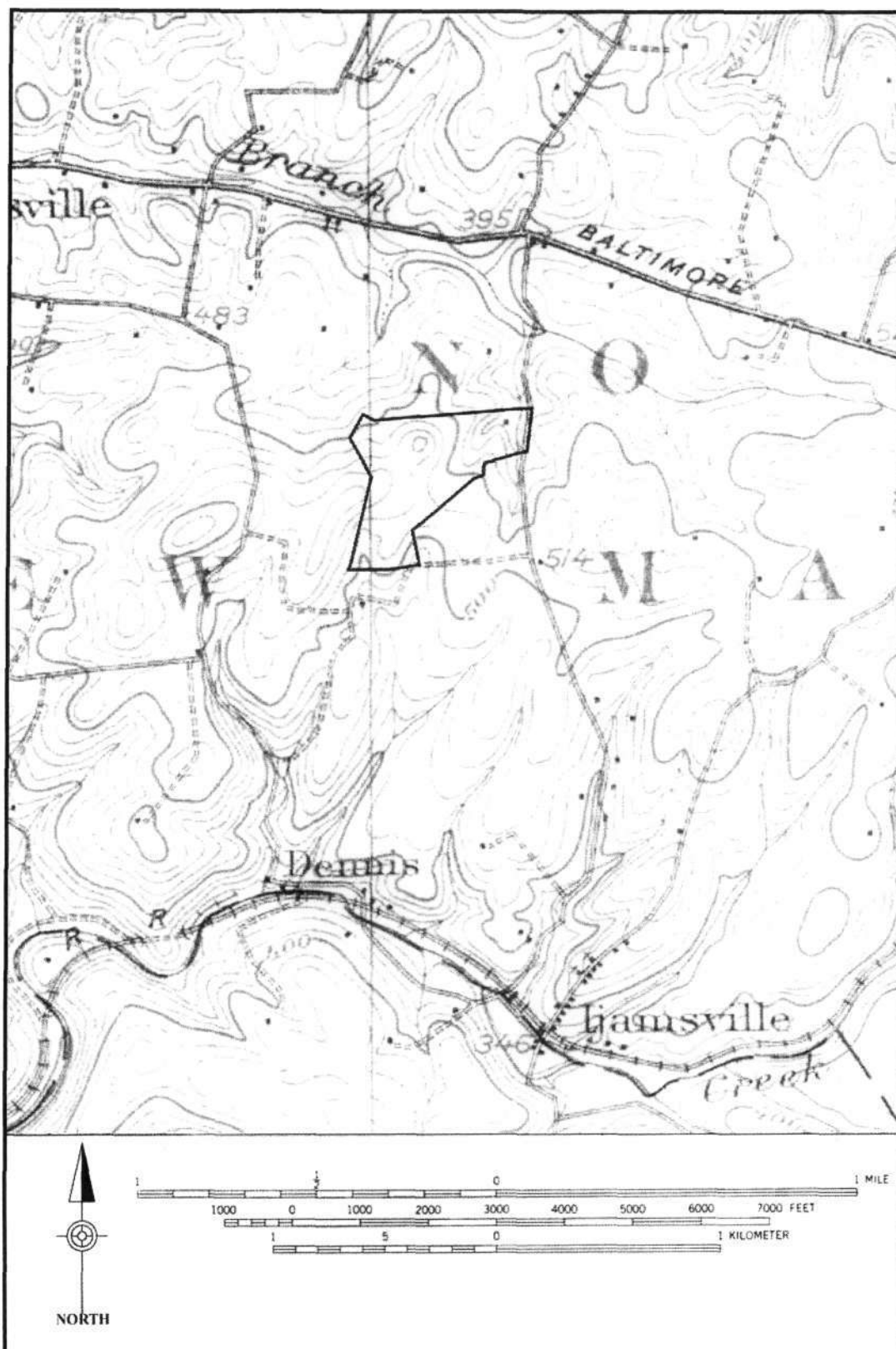
MIHP F-5-163

Red line is current tax parcel 76 (tax map 78)

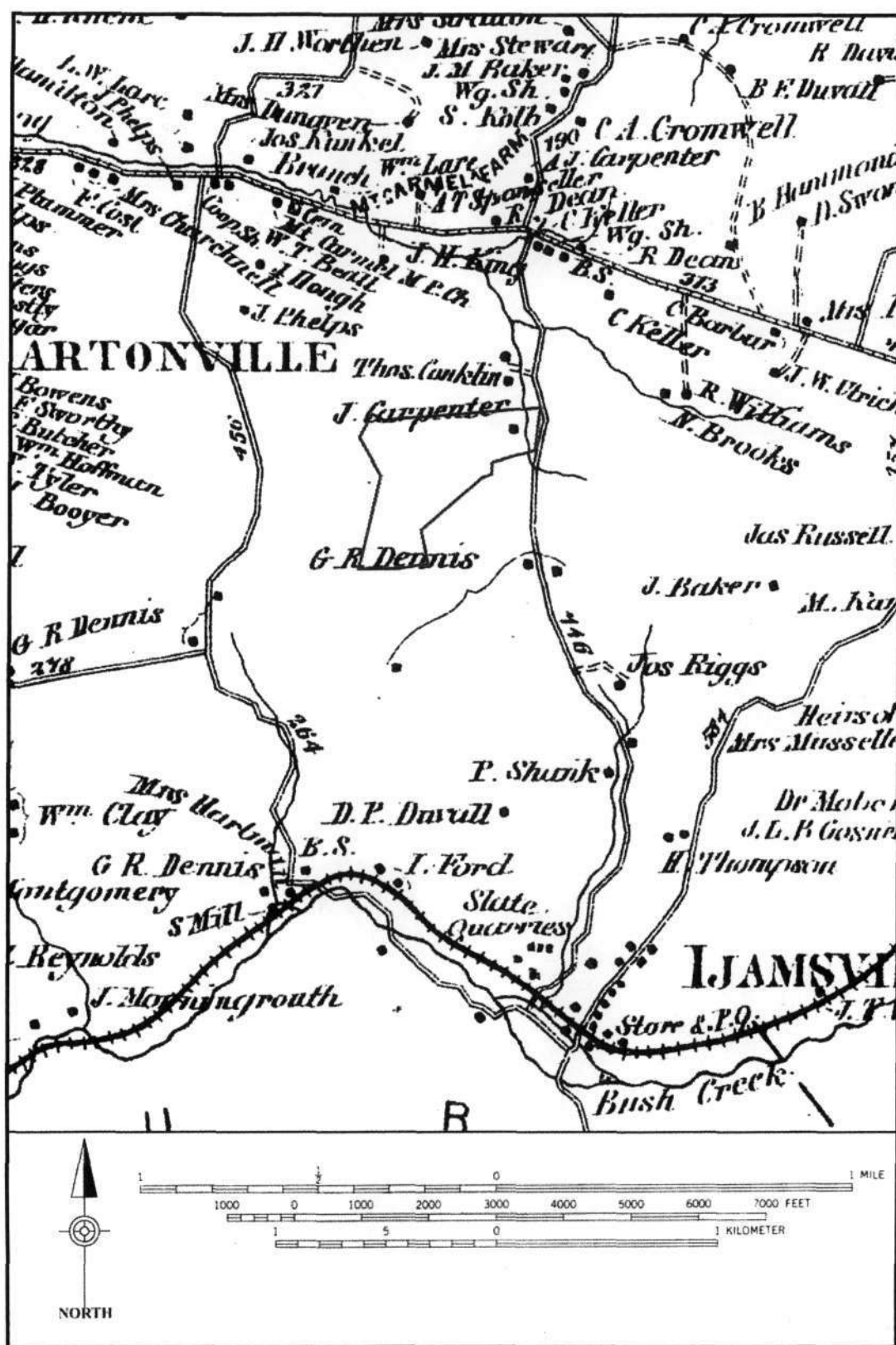
Yellow line is division between Parcels 1 and 2, as detailed in deed chain.

Areas shaded purple are parts of the original 72-acre "Parcel 2" (as sold in 1853 to John Carpenter by Evan and Harriet Hammond) that are no longer part of the property. The ten acres east of Ijamsville Road was excluded from the 1911 sale of this farm out of the Carpenter family and the 2.1-acre lot west of Ijamsville Road was sold off in 1978.

The base map is a detail from the Walkersville USGS 7.5-minute quadrangle (downloaded from Merlin with white lines showing current tax parcels).



F-5-163 (Carpenter Farmstead) on detail from 1909 USGS Quadrangle
Current boundaries of Tax Parcel 76 are shown in red

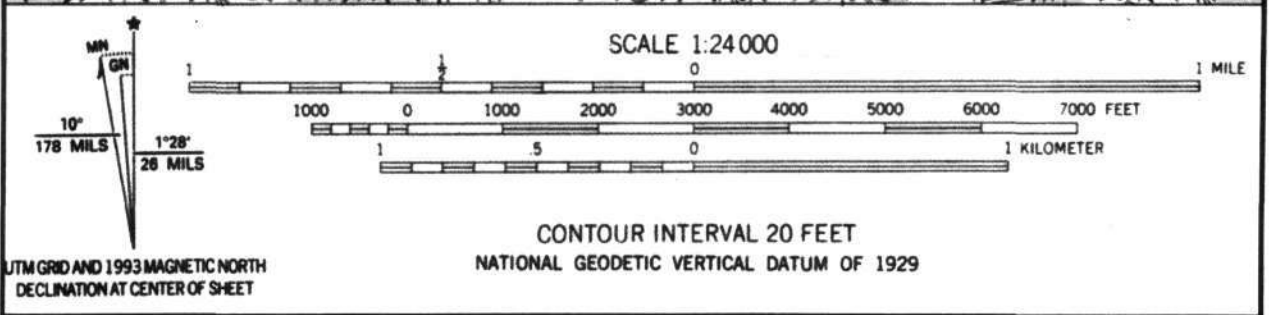
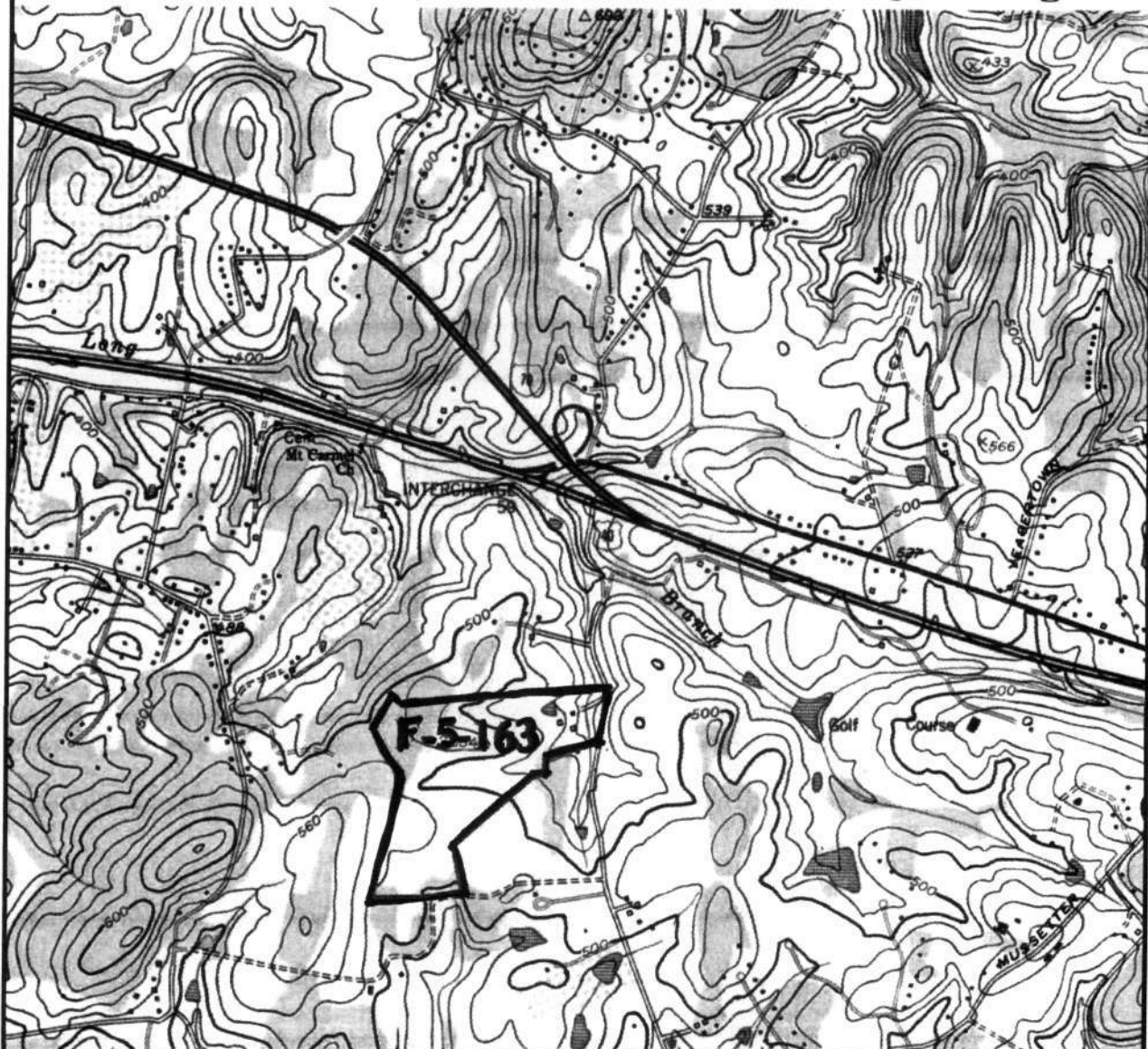


F-5-163 (Carpenter Farmstead)
 on detail from 1873 Lake Atlas of Frederick County, New Market District 9 map
 Current boundaries of Tax Parcel 76 are shown in red



F-5-163 (Carpenter Farmstead) on detail from 1858 Bond Map of Frederick County
Current boundaries of Tax Parcel 76 are shown in red

Location Map
F-5-163, Carpenter Farmstead
5602 Ijamsville Road
Ijamsville, Frederick County
Walkersville, Maryland, USGS 7.5-minute Quadrangle





F-5-163

Carpenter Farmstead
Frederick Co, Maryland

Kevin May

2/2009

Neg. at MD SHPO

House, Springhouse and Garage, facing NW from Liamsville Rd.

SGI <NO> SA>006 © BN
4257 028 N N N-1-33 AC+01 ACs+02 GR04 Z086-8/100-0

#1 of 10



F-5-163

Carpenter Farmstead

Frederick Co., MD

Kevin May

2/2009

Neg at MD SHPO

SG1 <IND. 2 >004 @ BN
4257 028 N N N-1-53 GR04 2086.8/1000

Barn, Dairy Building and Loafing Shed,
facing West from Ijamsville Road

#2 of 10



F-5-163

Carpenter Farmstead

Frederick Co, MD.

K. May

7/2009

Neg. at MD SHPO

House and Springhouse, facing SW from driveway

3 of 10



F-5-163

Carpenter Farmstead

Frederick Co, MD

K. May

7/2009

Neg at MD SHPO

Window in basement of house

#4 of 10



F-5-163

Carpenter Farmstead

Frederick Co, MD

K. May

7/2009

Neg at MD SHPO

Springhouse, SW side

#5 of 10

361<IND- 7124>070 00 BND
5826 028 N N N-19 AC+00 GR04 2086-8/100-0



F-5-163

Carpenter Farmstead
Frederick Co, MD

K. May

7/2009

Neg. at MD SHPO

581<ND> 9A>032 00ND
5826 028 IN N N-28 AC+01 GR04 Z086.8/100.0

Garage, east and south sides

#6 of 10



F-5-163

Carpenter Farmstead

Frederick Co., MD

K. May

7/2009

Neg at MD SHPO

Smokehouse, NW side

#7 of 10

661<ING-101A>029 © BNO
5826 028 N N 10 N-18 AC+01 GR04 2006-8-100.0



F-5-163

Carpenter Farmstead
Frederick Co., MD

K. May 57/2009

Neg at MD SHPO

66T<NO. 12A>063 @ BND
626 028 N N N+2-36 AC+01 GR04 Z086.8/100.0

Loafing Shed

#8 of 10



F-5-163

Carpenter Farmstead
Frederick Co., MD

K. May 7/2009

Neg. at MD SHPO

SSI <NO. 13A>061 © BNO
026 028 N N N+1-47 AC+02 GR04 2086-3 100.0

Barn west side

9 & 10



F-5-163

Carpenter Farmstead
Frederick Co, MD

K. May 7/2009

Neg at MDSHPO

Dairy Building, east side

#10 of 10

1477-060 © 1990
N N N-11 AC+01 GPO 2006-8-1000